NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION

NAHMANews

May June 2021

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

IN THIS ISSUE

COMMUNITIES OF QUALITY®

Proposed Infrastructure Plan Includes Affordable Housing Development

On March 31, President Joe Biden released his American Jobs Plan, a draft $2.25 trillion multipronged infrastructure proposal that focuses on upgrading and repairing America's physical infrastructure, investing in manufacturing, jobs creation and training, research and development, climate-change priorities, and expanding long-term health care services. It also calls for substantial investments in affordable housing and targeted tax credits to promote affordable housing development. In relation to the affordable housing components, the plan proposes to:

- Build, preserve or retrofit more than 2 million affordable, accessible, energy-efficient, and resilient homes with an investment of $213 billion through targeted tax credits, formula funding, grants, and project-based rental assistance;
- Enact the Neighborhood Homes Investment Act to build and rehabilitate more than 500,000 homes for low- and middle-income homebuyers totaling $20 billion;
- Eliminate exclusionary zoning and harmful land-use policies, and provide competitive grants to jurisdictions that take concrete steps to eliminate such needless barriers to producing affordable housing;
- Provide $40 billion to revitalize public housing through

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Court Vacates Then Stays Eviction Moratorium

PROPONENTS AND OPPONENTS of the Centers for Disease Control and Prevention (CDC)'s eviction moratorium were on an emotional rollercoaster May 5 when a federal judge vacated the nationwide moratorium saying the government agency exceeded its authority. However, mere hours later, the same judge issued a stay on her order to provide time for the legal paperwork for an appeal to be filed. Then on May 14, the judge issued a further stay, pending the outcome of the government's appeal. According to published reports, the judge said that while the stay "will no doubt result in continued financial losses to landlords ... the magnitude of these additional financial losses is outweighed by the Department's weighty interest in protecting the public." The government's appeal is pending before the U.S. Court of Appeals for the D.C. Circuit Court.

The CDC moratorium began September 2020 under the Trump administration as part of a number of COVID-related public health initiatives and is scheduled to lapse on June 30, 2021. As of press time, an extension has not been announced.

According to Reuters, in her May 5 ruling, "U.S. District Judge Dabney Friedrich said that although there was 'no

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What would you do with your time back?
Netflix & chill
Go to spin class
Date night
Do Some Yoga
Catch up with Sam
Book club - Tuesday at 7pm
Family dinner night
Watch the sunset
Train for a half marathon
myresman.com/nahmanews
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inside nahma

BY KRIS COOK, CAE

Earning COQ Recognition Has Many Benefits

THE COMMUNITIES OF QUALITY (COQ) National Recognition Program is just one of the ways NAHMA and its members are changing the perception of affordable housing. By using a series of third-party inspections and reporting, communities certify that they meet stringent standards in physical maintenance, financial management, programs and services, employee credentials and other criteria. Even then, only the best of the best qualify to call themselves a COQ property. And, our smart badge program makes it easier for properties to promote the achievement.

Property managers or owners of affordable multifamily rental housing in the U.S. can apply for COQ National Recognition at any time during the year. Applicants must score a minimum of 225 points to receive COQ certification or 200 points for properties with 49 units or less. Properties that score more than 325 points are automatically eligible to compete in the COQ Awards competition; see page 26 for more about this year's competition.

The program, originally funded through a Fannie Mae Foundation grant, sets national standards that take an objective look at what makes an excellent multifamily affordable housing community using such independent, verifiable measuring sticks as Real Estate Assessment Center scores, Department of Housing and Urban Development reports, third-party inspections, employee development and resident enrichment services.

Earning COQ recognition has many benefits, not just to the management company responsible for the property, but for the staff and residents as well. The program also helps dispel the myths surrounding affordable housing for elected officials and the public.

Program recognition is a good marketing tool for companies, allowing them to show clients how much a management company cares about maintaining high standards, and by extension, how they will maintain their clients' property. Additionally, it illustrates the hard work put in by the on-site personnel and volunteer boards while projecting professionalism.

The program helps residents feel more secure and even proud to be living in a community that has earned the COQ designation. Some properties hold resident celebrations, put up banners and affix the COQ logo to correspondences and other communications tools as a way to bolster that sense of pride-of-place year round. The COQ certification helps attract top-notch staff. Moreover, the recognition also creates some bragging rights.

Another benefit of the recognition program, and one of the impetuses for its creation, was to establish creditability, especially when lobbying elected officials on the importance of funding affordable housing programs. By assigning verifiable quantitative value to what makes up a quality community, NAHMA can provide affordable housing data by state, county, congressional district and ZIP code through its NAHMA Maps feature on its website. Additionally, NAHMA maintains a database of COQ properties on its site. **NN**

Kris Cook, CAE, is executive director of NAHMA.

"The President's American Jobs Plan is a historic public investment—consisting principally of one-time capital investments in our nation's productivity and long-term growth. It will invest about 1% of GDP [gross domestic product] per year over eight years to upgrade our nation's infrastructure, revitalize manufacturing, invest in basic research and science, shore up supply chains, and solidify our care infrastructure. These are investments that leading economists agree will give Americans good jobs now and will pay off for future generations by leaving the country more competitive and our communities stronger."

capital improvements;

- Provide funding for energy-efficient upgrades in homes through block grants programs, the Weatherization Assistance Program, and home and commercial efficiency tax credits, as well as a $27 billion clean energy fund. These investments have a particular focus on disadvantaged communities that have not yet benefited from clean energy investment; and
- Provide $100 billion for broadband infrastructure to bring affordable, reliable, high-speed broadband to every American.

According to the White House fact sheet: "The President's American Jobs Plan is a historic public investment—consisting principally of one-time capital investments in our nation's productivity and long-term growth. It will invest about 1% of GDP [gross domestic product] per year over eight years to upgrade our nation's infrastructure, revitalize manufacturing, invest in basic research and science, shore up supply chains, and solidify our care infrastructure. These are investments that leading economists agree will give Americans good jobs now and will pay off for future generations by leaving the country more competitive and our communities stronger. In total, the plan will invest about $2 trillion this decade. If passed alongside President Biden's Made in America Corporate Tax Plan, it will be fully paid for within the next 15 years and reduce deficits in the years after."

To read the draft plan fact sheet, visit https://www.whitehouse.gov/briefing-room/statements-releases/2021/03/31/fact-sheet-the-american-jobs-plan/.

PAYING FOR THE PLAN

According to the Treasury Department: "The Made in America Tax Plan implements a series of corporate tax reforms to address profit shifting and offshoring incentives and to level the playing field between domestic and foreign corporations. These include:

1. Raising the corporate income tax rate to 28%;
2. Strengthening the global minimum tax for U.S. multinational corporations;
3. Reducing incentives for foreign jurisdictions to maintain ultra-low corporate tax rates by encouraging global adoption of robust minimum taxes;
4. Enacting a 15% minimum tax on book income of large companies that report high profits but have little taxable income;
5. Replacing flawed incentives that reward excess profits from intangible assets with more generous incentives for new research and development;
6. Replacing fossil fuel subsidies with incentives for clean energy production; and
7. Ramping up enforcement to address corporate tax avoidance."

To read the Treasury's report, visit https://home.treasury.gov/system/files/136/MadeInAmericaTaxPlan_Report.pdf.

NEXT STEPS

To date, legislation for the dual-plans package has not been proposed in Congress despite the president's wish to have a bipartisan package passed by this summer.

Senate Republicans immediately signaled they would not support a bill once introduced in the plan's current draft form. And since Democrats lack the required 60 votes to move the bill in the Senate, the budget reconciliation process may need to be used to pass the bill with a 50-plus-one majority—mirroring the process used to pass the most recent COVID relief bill.

In mid-April, Senate Republicans unveiled a $568 billion counter proposal in response to the president's $2.25 trillion infrastructure plan.

The Republican draft proposal includes $299 billion in funding for constructing and repairing roads, bridges, airports, ports, and waterways. It also includes providing $61 billion for improving public transit, but it does not include any funding for housing initiatives.

The Republican's version proposes user fees for electric vehicles, the repurposing of $350 billion in unused federal spending allocated to states and local governments by the American Rescue Plan, and other revenue-raising measures to cover the cost of their scaled back infrastructure plan.

Sen. Shelley Moore Capito (R-WV), the lead negotiator for Republicans on the counteroffer, said that the proposal serves as a starting point for further discussions on any bipartisan infrastructure proposal.

Senate Democrats have stated they expect to use the budget reconciliation process later this year to pass the president's infrastructure bill with only Democratic votes.

In the meantime, House Speaker Nancy Pelosi (D-CA) has indicated that she intends to stick to her July 4th timeline to bring the American Jobs Plan up for a vote in the full House. Even though Democrats have a slim majority in the House, they can only afford to lose three votes and still pass the bill. **NN**

Court Vacates Then Stays Eviction Moratorium, *continued from page 1*

doubt' Congress intended to empower the CDC to combat COVID-19 through a range of measures such as quarantines, a moratorium on residential evictions was not among them."

Other courts have been divided over the moratorium's legality, with some also finding the CDC exceeded its authority. Friedrich, the U.S. District Judge for the District of Columbia, is the first to formally block the eviction ban.

The CDC order was designed to mitigate the spread of coronavirus by helping financially distressed tenants remain in their homes instead of forcing them into homeless shelters or other crowded living spaces during the height of the pandemic.

However, NAHMA, industry partners, and landlords have been opposed to the CDC moratorium claiming it unlawfully takes away the property owners' rights to deal with delinquent tenants, making it difficult for them to meet their financial obligations.

In February, NAHMA and several real estate industry associations had discussions with representatives within the White House, including members of the Interagency Council, the Domestic Policy Council, the National Economic Council and the Office of Public Engagement, and several federal agencies, including the CDC, the departments of Housing and Urban Development, Agriculture, Treasury, Justice, and the Consumer Financial Protection Bureau, regarding the impact and potential further extension of the federal eviction moratorium.

The discussion focused on the current eviction moratorium, its failure to address the housing sector's scope of damage, and why extending it would fail to meet renters' and housing providers' needs. Concerns, such as how and why the current federal eviction moratorium is not aligning with the scale and structure of rental assistance programs emerging at the state and local level, were echoed by several participating groups.

Industry recommendations for implementing the $25 billion Emergency Rental Assistance program were also discussed, including providing greater application flexibility and ensuring that the funding is distributed swiftly and efficiently to those in need.

Additional items, including providing further funding for rental assistance to protect renters from losing their homes, ensuring the owners' ability to maintain the rental housing stock's viability, and providing clear guidance on eviction processes for measures other than non-payment of rent, were also highlighted during the meeting.

Separately, NAHMA staff emphasized similar concerns during a discussion with the U.S. Department of Agriculture Rural Development's senior staff regarding the eviction moratorium and its impact on rural housing providers and managers. NN

BY LARRY KEYS JR.

Critical Legislation to Expand and Reform the LIHTC Reintroduced

IN EARLY APRIL, THE AFFORDable Housing Credit Improvement Act (AHCIA) of 2021 (S.1136/H.R.2573) was introduced in both chambers of Congress by a bipartisan group of lawmakers, including Sens. Maria Cantwell (D-WA), Todd Young (R-IN), Ron Wyden (D-OR), and Rob Portman (R-OH) and Reps. Suzan DelBene (D-WA), Jackie Walorski (R-IN), Don Beyer (D-VA), and Brad Wenstrup (R-OH). Like previous years, AHCIA is comprehensive legislation to expand and strengthen the Low-Income Housing Tax Credit (Housing Credit). NAHMA, as a member of the industry coalition, A Call To Invest In Our Neighborhoods (ACTION Campaign), joins over 2,400 organizations and businesses across the country to support the Housing Credit and advocate for AHCIA passage.

According to a new ACTION Campaign fact sheet, the AHCIA has been introduced in the past three congresses, and each time has earned broad bipartisan support.

"In 2020, a major provision from the AHCIA was enacted with the establishment of a minimum 4% Housing Credit rate, and in 2018, two key provisions from the AHCIA were enacted: a 12.5% Housing Credit allocation increase for four years (2018-2021), as well as 'income averaging'.... This year's legislation largely mirrors the 2019 version of the AHCIA, with the addition of a few key provisions to further strengthen and improve the Housing Credit. The AHCIA of 2021 will result in the production of over 2 million additional affordable homes over the next decade, support the creation of nearly 3 million jobs, and generate more than $346 billion in wages and business income and nearly $120 billion in additional tax revenue—helping to address our country's affordable housing crisis that has become even more urgent in light of the COVID-19 pandemic," according to the fact sheet.

Other AHCIA's notable provisions include:

- **Expand the 9% Housing Credit (Section 101)**—A provision to increase the annual Housing Credit allocation authority by 50% phased in over two years (25% in 2021 and 2022, plus an inflation adjustment in 2022). The current Housing Credit authority level includes the temporary 12.5% cap increase enacted in 2018 and expiring at the end of 2021. This additional allocation would increase affordable rental housing production and preservation by 299,000 more homes over 2021-2030 than what can be financed today.
- **Simplify the Housing Credit Student Rule (Section 203)**—The provision calls for replacing the current Housing Credit student rule with a simplified rule that would better achieve the intended purpose. The new rule would better align the Housing Credit student rule with the Department of Housing and Urban Development student rule while ensuring that households composed entirely of adult students under the age of 24 who are enrolled full time at an institution of higher education are ineligible to live in a Housing Credit apartment, with certain exceptions. Exceptions include single parents, formerly homeless youth, those aging out of foster care, domestic violence and human trafficking victims, veterans, and others.
- **Lower the Bond Financing Threshold to 25% to Receive Full Amount of 4% Housing Credits (Section 313)**—A new provision would enable states to maximize affordable housing production and preservation by lowering the threshold of Private Activity Bond financing—from 50% to 25%—required to trigger the maximum amount of 4% Housing Credits, which is needed for financial feasibility. A recent report by Novogradac published found this provision alone could result in an additional 1.5 million units financed over 10 years.

Here is how you can help advance AHCIA:

1. Please join the ACTION Campaign to stay updated by visiting and signing up at http://rentalhousingaction.org.
2. Access the ACTION Advocacy Toolkit: The ACTION Campaign has developed advocacy materials (national and state data, facts sheets, support letters, etc.) that supporters can use to make a case for this legislation with members of Congress and other elected leaders. Please contact NAHMA government affairs staff for additional assistance.
3. Please share your story with members of Congress on the positive impacts and benefits of tax credit properties in their states and localities. **NN**

Larry Keys Jr. is director of government affairs for NAHMA.

BY JENNIFER SCHWARTZ

Lowering Bond Financing Threshold for 4 Percent Housing Credit Developments Could Result in Nearly 1.5 Million More Affordable Homes Over 10 Years

TODAY [APRIL 15], NCSHA released a report that found lowering the bond financing threshold for Housing Credit properties—often referred to as the "50% test"—to 25% could result in the production of nearly 1.5 million more 4% Housing Credit units than would otherwise be produced between 2022 to 2031. Based on research conducted on NCSHA's behalf by Novogradac, "Analyzing the Impact of Lowering the 50% Test for 4% Tax-Exempt Bond Financed Properties" is an update to previous analysis by Novogradac, also sponsored by NCSHA. The update was necessary to account for the minimum 4% credit rate set in the Consolidated Appropriations Act of 2021 and significant changes in the Congressional Budget Office's inflation projections since the first version of the report was published in May 2020.

The Tax Code currently requires that multifamily Housing Bonds be used to finance at least 50% of the aggregate land and building costs in order for a property to generate 4% Housing Credits on the entire amount of its qualified basis. Originally, the financed-by threshold was 70%, but Congress reduced that amount in 1990 as properties were unable to support such high debt service with Housing Credit reduced rents. However, even today, most properties—especially those in rural areas or properties serving very and extremely low-income tenants—are unable to generate enough rental income to support debt service if the property is financed with 50% debt. Thus, it is common practice for states to allocate enough bond authority to a development to generate the 4% credits, with the expectation that, when the property is ready to place in service, the owner will refinance to a more manageable permanent debt amount. For states that have more demand than they have available bond authority, the financed-by threshold limits the amount of affordable housing they can produce with the bond volume cap available to them. In all states, it also results in higher transaction costs than would be required if the financed-by threshold were to be lowered.

The Novogradac analysis considers how much bond authority would be "freed" if the threshold were lowered to three different levels—40%, 33%, and 25%—and estimates how many additional units that freed bond cap could be used to produce if states were to devote it entirely to multifamily Housing Bonds. The model assumes that, if the financed-by percentage was decreased, the tax-exempt debt would be replaced by taxable and/or recycled tax-exempt bond debt and that soft financing sources would be scalable for the additional production.

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Given the impressive increase in production that can be achieved by lowering the financed-by threshold, the lead sponsors of the Affordable Housing Credit Improvement Act have included a new provision in the bill, introduced today, to lower the financed-by threshold to 25%. **NN**

Jennifer Schwartz is the director of Tax and Housing Advocacy at the National Council of State Housing Agencies (NCSHA).

Habitational Risk Solutions

Professional Liability with Tax Credit Coverage

Innovative Professional Liability Coverage for Affordable Housing Markets

USI is pleased to offer a new professional liability coverage tailored for affordable housing markets. Our team understands the importance of tax credits for affordable housing management companies to operate successfully. Failure to comply with the Low-Income Housing Tax Credit (LIHTC) regulations can lead to recapture of previously given credits and ineligibility for future credits. Our newly developed coverage, placed through a preferred carrier, includes coverage for professional services related to the compliance with housing tax credit rules and regulations.

Policy Highlights

To meet the growing needs of affordable housing markets, our tax credit coverage includes:

- Coverage for professional services related to compliance with housing tax credit rules and regulation
- Up to $5,000,000 General Aggregate limits
- Claims Made form to protect against retroactive tax credit loss exposures
- Broad definition of professional services covered including residential, commercial, retail, or industrial property management and construction management
- Coverage for ownership of properties in excess of 25%
- First Dollar Defense coverage
- Third Party Discrimination coverage
- Definition of employees includes Independent Contractors
- Expanded definition of claim to include: arbitration demand, administrative proceeding, and request to toll the statute of limitations

Proactive Risk Management Strategies

We provide proactive risk management strategies to:

- Management Companies
- Affordable Housing
- Senior Housing
- Coastal Locations
- Developers

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How can we help?

For more information, please contact:

Trent Iliff | VP, National Habitational Practice
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trent.iliff@usi.com | 312-848-3626

President Releases FY 2022 Proposal

President Joe Biden unveiled his fiscal year (FY) 2022 budget proposal on April 9, which lays out the administration's funding recommendations across a wide range of policy areas and represents the starting point as Congress begins the appropriations process. In her response to the president's budget proposal, Department of Housing and Urban Development (HUD) Secretary Marcia Fudge said, "Addressing our nation's urgent housing challenges and building a more affordable, equitable, and resilient housing system demands strong federal leadership backed by robust federal funding. President Biden's FY 2022 discretionary funding request turns the page on years of inadequate and harmful spending requests and instead empowers HUD to meet the housing needs of families and communities across the country. I am particularly pleased that the request proposes more than $30 billion to expand housing vouchers to an additional 200,000 low-income families. I look forward to working with the president to advance HUD's critical priorities."

"President Biden's FY 2022 discretionary funding request turns the page on years of inadequate and harmful spending requests and instead empowers HUD to meet the housing needs of families and communities across the country."

The president's 2022 discretionary request for HUD is $68.7 billion, an increase of $9 billion over the 2021 enacted level and includes:

- **$30.4 Billion to Expand Housing Choice Vouchers:** This represents an increase of $5.4 billion over the 2021 enacted level and would maintain services for all currently assisted families and expand assistance to an additional 200,000 households, prioritizing those who are homeless or fleeing domestic violence. This funding also includes mobility-related supportive services to provide low-income families who live in racially and ethnically concentrated areas of poverty with greater options to move to higher-opportunity neighborhoods.
- **$800 Million to Modernize and Improve Energy Efficiency:** This includes investments across HUD programs for modernization and rehabilitation aimed at energy efficiency and resilience to environmental impacts, such as severe floods.
- **$3.2 Billion for Public Housing Modernization Grants:** An increase of $435 million above the 2021 enacted level.
- **$1.9 Billion for the HOME Investment Partnerships Program:** This represents a $500 million increase from the previous year and would be used for constructing and rehabilitating affordable rental housing.
- **$180 Million for New Elderly and Persons with Disabilities Housing:** This funding would support 2,000 new rental units in affordable housing for the elderly and for persons with disabilities and support independent living.
- **$3.8 Billion for the Community Development Block Grant Program:** This includes an increase of $295 million to incentivize communities to direct formula funds toward the modernization and rehabilitation of public infrastructure and facilities in historically underfunded and marginalized communities facing persistent poverty.
- **$400 Million Lead Hazard and Healthy Homes Grants:** This includes an increase of $40 million for state and local governments and nonprofits to reduce lead-based paint and other health hazards in the homes of low-income families with young children and at-risk communities.
- **$85 Million to Prevent and Redress Housing Discrimination:** This includes grants to support state and local fair housing enforcement organizations and to further education, outreach, and training on rights and responsibilities under federal fair housing laws. The request also would provide funding for increasing HUD staff and operations capacity.

The president's 2022 discretionary request includes $27.8 billion for the U.S. Department of Agriculture (USDA), a $3.8 billion or 16% increase from the 2021 enacted level. This includes:

- **$65 Million to Expand Broadband Access:** Provides an increase of $65 million over the 2021 enacted level for the ReConnect Program. This rural e-connectivity program provides a down payment for grants and loans to deploy broadband to unserved areas and tribal lands.

To view President Biden's FY 2022 Funding Request Proposal, visit https://www.whitehouse.gov/wp-content/uploads/2021/04/FY2022-Discretionary-Request.pdf.

To view President Biden's FY 2022 Funding Request for HUD factsheet, visit https://www.hud.gov/sites/dfiles/Main/documents/discretionary_request_fact_sheet.pdf.

$32 Million to Grow Rural Economies and Tackle Rural Poverty: This includes funding for a renewed and expanded initiative to leverage USDA's network of offices to coordinate with other federal agencies on an all-of-government approach to connect rural stakeholders with federal programs and resources.

Once the president's full detailed budget request is released this summer, lawmakers will use the request as a guide in deciding how much funding to provide to federal agencies in FY 2022. In addition to reviewing the president's budget proposal, Congress has also started work on the president's $2 trillion infrastructure proposal, the American Jobs Plan, which includes providing an additional $213 billion to construct and preserve affordable housing.

APPROPRIATION HEARINGS

HUD Secretary Marcia Fudge testified at two appropriations hearings held in Congress. On April 20, she spoke before the Senate Appropriations Committee hearing on the American Jobs Plan. On April 21, she testified before the House Transportation and Housing and Urban Development (T-HUD) Appropriations Subcommittee on the president's FY 2022 government funding request.

The Senate Appropriations Committee hearing focused on the president's American Jobs Plan, which includes proposed increases in investments to modernize infrastructure, bolster manufacturing, expand social services, and mitigate the climate crisis.

When asked by committee members how the American Jobs Plan would address public housing and housing infrastructure needs, Fudge said, "Nearly 2 million people across the country live in public housing—including families, seniors, and people with disabilities …. The American Jobs Plan calls for an investment of $40 billion to improve our public housing infrastructure and address critical safety concerns for residents."

Fudge also voiced her support for a $111 billion investment to replace 100% of the nation's lead pipes and service lines and a $100 billion investment to bring affordable, reliable, high-speed broadband to every American.

Discussing the need to make housing more affordable, Fudge said several policy proposals, including further utilizing Rental Assistance Demonstration (RAD), housing tax credits, manufactured housing, and affordable multifamily housing programs. Fudge also discussed the importance of maintaining existing housing and told committee members to bring the current portfolios of affordable housing—including the nation's public housing stock—"back up to code before focusing all their efforts on alternative solutions."

In the House, the T-HUD Subcommittee held a hearing on the president's FY 2022 government funding request. During her testimony, Fudge provided an outline of the $68.7 billion HUD discretionary funding request and included the authorizing of $30.4 billion for the Housing Choice Voucher Program. Fudge stated that the increase in funding would expand voucher assistance to an estimated 200,000 households.

Responding to a question about Section 202 and Section 811 funding for seniors and people with disabilities, Fudge provided details on the recent Notice of Funding Announcements and discussed the importance of providing housing for vulnerable populations. **NN**

Congressional Hearings Address Housing

Congress has held a variety of hearings related to affordable housing. The following is a summary of the hearings.

HOUSE EXAMINES PUBLIC HOUSING DURING PANDEMIC

The House Financial Services Subcommittee on Housing, Community Development and Insurance held a hearing titled Preserving a Lifeline: Examining Public Housing in a Pandemic on March 24. The hearing focused on how affordable housing needs are growing, including the Public Housing Capital Fund backlog, the need for additional waivers and flexibilities from the Department of Housing and Urban Development (HUD), expanding the Housing Choice Voucher, and the need for more affordable housing units and potential zoning changes. Witnesses included Michael Hendrix, the director of State and Local Policy for the Manhattan Institute, and Tamir Ali Mohamud, a public housing resident and member of the Minneapolis High-Rise Representative Council. They spoke about finding a safe home in public housing as a Somalian refugee. Executive Director of Akron Metropolitan Housing Authority, Brian Gage, described his agency's efforts to support residents during the pandemic and advocated for additional HUD waivers and flexibilities.

Similarly, Oscar Duran, executive director of the Municipal Housing Agency of Council Bluffs, supported many of the same points and defended the essential role of public housing within the network of affordable housing programs. Georgi Banna, director of Policy and Program Development for the National Association of Housing and Redevelopment Officials, spoke of the need for Congress to address the $70 billion Public Housing Capital Fund backlog. House Financial Services Committee Chairwoman Maxine Waters (D-CA) and Subcommittee Ranking Member Steve Stiver (R-OH) also provided statements in recognition of the growing affordable housing needs in the United States due to the pandemic.

"With the passage of the American Rescue Plan, I am confident people will reach the other side of this pandemic with the foundations of their lives intact and will be met there by a growing economy," Yellen said during the hearing.

YELLEN AND POWELL TESTIFY ON PANDEMIC RESPONSE

Treasury Secretary Janet Yellen and Federal Reserve Chairman Jerome Powel appeared before the House Financial Services Committee on March 23 to discuss the nation's economic response to the pandemic. Their testimony on the oversight of the Treasury Department's and Federal Reserve (Fed)'s pandemic response, required as part of the CARES Act, focused on how the nation's economic recovery is still far from complete. In their remarks to the committee, Yellen and Powell explained that while the economy sees signs of recovery, Congress should continue to provide critical support for households, businesses, health care providers, and state and local governments. Powell testified that thanks to the CARES Act, the housing market has more than fully recovered from the COVID-19 economic downturn, and business investments and manufacturing production have increased. However, more work needs to be done as spending on services remains low.

Testifying before the Senate Banking, Housing and Urban Development Committee on March 24, Powell and Yellen stated that the economic recovery is far from complete and that the continued government support is what's providing a critical lifeline to families and businesses. Powell testified that the federal government averted the worst possible outcomes in the pandemic economic recession with an aggressive spending response and super-low Fed interest rates and that the Fed will continue to provide the economy the support that it needs for as long as it takes. Yellen, a strong supporter of the recently passed $1.9 trillion COVID-19 relief package, said responding to this crisis with a surge of needed temporary spending was the appropriate action to take. Underscoring her point, Yellen testified that while 10 million people remain jobless, the economy may see a return to full employment by early next year. "With the passage of the American Rescue Plan, I am confident people will reach the other side of this pandemic with the foundations of their lives intact and will be met there by a growing economy," Yellen said during the hearing.

SENATE BANKING COMMITTEE HEARING ON THE STATE OF HOUSING

On March 16, the Senate Committee on Banking, Housing, and Urban Affairs held a virtual hearing titled Home = Life: The State of Housing in America. The hearing covered a wide variety of housing topics, including affordable housing, housing finance, and access to homeownership. Chairman of the Committee, Sen. Sherrod Brown (D-OH), stated during his opening remarks that about 1 in 4 renters—or 11 million—were paying more than half their income in rent before the pandemic hit, and Black homeownership stands as low as it was when housing discrimination was still legal in the 1970s.

Witnesses included Dr. Chris Herbert from the Harvard Joint Center for Housing Studies, who explained how the public, private, and nonprofit sectors could work together to address major housing issues. Diane Yentel, president and CEO of the National Low-Income Housing Coalition, outlined the housing needs of extremely low-income households. She urged the committee to support the Public Housing Emergency Response Act, which would authorize $70 billion for the public housing capital needs backlog. Members of the committee also heard support for expanding rental assistance to make it universally available to all needy households; the need to expand the national Housing Trust Fund; the need to increase preservation and the construction of new public housing; and for the creation of a permanent emergency rental assistance program. Nikitra Bailey, executive vice president of the Center for Responsible Lending, testified that more down payment assistance for low-income and first-generation homebuyers could also help close the gap in homeownership rates.

HEARINGS ON RACIAL EQUITY ON ACCESS TO HOUSING AND FINANCIAL SERVICES

On March 10, the House Financial Services Committee hosted a virtual hearing titled Justice for All: Achieving Racial Equity Through Fair Access to Housing and Financial Services. In her opening remarks, Rep. Maxine Waters (D-CA), chairwoman of the committee, said, "It is an unfortunate truth that such injustices persist today, including in the form of barriers that systematically exclude people and communities of color from fair access to housing and homeownership; from access to credit, capital and other financial services; and from opportunities to lead and direct economic policy at the highest levels of the United States government and major corporations, …. All of these barriers have drastically curtailed opportunities for communities of color to build wealth and thrive in our society." **NN**

IRS Hearing on AIT Proposed Rule

ON MARCH 23, THE IRS HELD A HEARING ON PROPOSED Low-Income Housing Tax Credit (Housing Credit) Average Income Test Regulations. Fifteen organizations testified in the nearly five-hour hearing, including representatives from the Affordable Housing Tax Credit Coalition (AHTCC), of which NAHMA is a member.

The IRS released proposed regulations in October 2020 that were intended to provide clarity around the "income averaging" flexibility, the third minimum set-aside for the Housing Credit. The AHTCC, its partners, and affordable housing champions in Congress initially advocated for the income averaging flexibility to make more types of affordable housing financially feasible and allow the program to serve a broader range of low-income tenants. It was first introduced in legislation in the Affordable Housing Tax Credit Improvement Act of 2017 and was enacted through the 2018 omnibus spending package.

However, the IRS' proposed regulations regarding the Average Income Test would severely limit utilization of the income averaging flexibility and are already having that effect in their proposed form.

"Many states actually have Qualified Allocation Plan provisions that require an income averaging election in order to score enough points to receive an allocation of 9% Housing Credits. This means that there is now a large share of Housing Credit developments that are at risk because of the proposed regulations, and it is affecting states' ability to meet their housing goals, too," said Michael Gaber, chairman of the AHTCC Board of Directors, during the hearing. "As a direct result of the Proposed Regulation Interpretation, many investors have taken the position that they are not currently willing to invest in Housing Credit properties that are utilizing the Average Income Test due to the risk of recapture."

According to AHTCC, witnesses emphasized the heightened risk resulting from the proposal and difficulties that would arise from being unable to modify unit designations. Several highlighted the positive impact and successful implementation of the income averaging flexibility before the release of the proposed regulations, as well as the industry's track record in providing safe, decent affordable homes that comply with Housing Credit and other federal, state, and local affordable housing program rules.

Report Investigates High Cost of Rental Housing

The Lincoln Institute of Land Policy has released a report, *Through the Roof: What Communities Can Do About the High Cost of Rental Housing in America*, which shows what local U.S. governments can do to mitigate the rising cost of rental housing. It looks at the root causes of high rent burdens, reviews evidence about the consequences, and lays out a framework that local governments can use to help provide all of their citizens with safe, decent, affordable housing.

According to the executive summary, over the past half-century, U.S. households, especially renters, have seen a dramatic shift in their budgets. Rents have risen, and incomes have not kept pace. As a result, renter households are spending a growing portion of their incomes on shelter.

"The share of renters who are rent-burdened paying more than 30% of their income on rent rose from less than a quarter in 1960 to nearly half in 2016. Even more striking, the share of renter households that are severely rent-burdened—paying more than half of their income on rent—rose from 13% to 26% during this same period. Housing costs have also risen for homeowners.

"Although many observers focus on affordable housing shortages in coastal cities like San Francisco and New York, housing cost burdens have risen throughout the country," according to the summary.

The report summary said evidence demonstrates that these cost burdens matter. Citing experimental studies, the report said that federal housing choice vouchers, which pay part of a household's rent and significantly reduce the likelihood of homelessness, also lead to improvements in children's standardized test scores (Schwartz et al. 2020). The report said another study shows children living in public housing are more likely than other poor children to be food secure and classified as "well" on a composite indicator of child health, perhaps because their parents can better afford nutritious food (March et al. 2009). According to the report, even small increases in household disposable income after paying housing costs can improve education and health outcomes (Duncan, Morris, and Rodrigues 2011).

> "One reason why current households spend so much more of their budgets on shelter is that we simply cannot supply enough units to meet the rising demand in many cities where strict land-use regulations and growing local NIMBY (not in my backyard) opposition make building difficult and expensive," said the report.

The report considers the root causes and consequences of the growing lack of affordable housing.

"One reason why current households spend so much more of their budgets on shelter is that we simply cannot supply enough units to meet the rising demand in many cities where strict land-use regulations and growing local NIMBY (not in my backyard) opposition make building difficult and expensive," said the report.

But barriers to new construction are an incomplete explanation, said the report. Lack of innovation and risk aversion in the building sector also play a part, as does the lack of buildable lots in many places where people want to live. According to the report, other possible factors include the shrinking number of entities involved in housing development and property ownership, the growing flow of global investment, and the increasing involvement of large financial firms in the housing industry. Building trends that favor larger housing units, the changing structure of the economy, and growing income inequality also widen the gap between marketplace rents and the budgets of low- and moderate-income families who need shelter said the report.

The report argues that government at all levels can take steps to improve housing affordability substantially. Local governments, given their powers over land use, building codes, permitting, and property taxes, are particularly well-positioned to build broad-based, effective local housing strategies that increase supply and affordability. And while local governments rely on federal and state housing subsidy funds, they typically have some discretion to determine how best to structure the programs and policies that use those funds.

"Drawing on the conclusions of the National Community of Practice (CoP) on Local Housing Policy, the report shows that the most effective local housing strategies are both comprehensive and balanced, making them more likely to garner political support from the wide coalition of interests needed to advance desired policy changes. They must incorporate the full set of tools available to local governments, including subsidies, tax incentives, land-use regulations, and permitting reforms. They also advance four mutually reinforcing objectives: create and preserve dedicated affordable housing units; reduce barriers to new supply; help households access and afford private market homes; and protect against displacement and poor housing conditions," said the report. **NN**

To read the report, visit https://www.lincolninst.edu/publications/policy-focus-reports/through-roof-what-communities-can-do-high-cost-rental-housing.

2021 NAHMA AFFORDABLE 100

How many housing units receive at least one form of federal subsidy in the United States today? The annual NAHMA Affordable 100 list provides this important data!

THE NAHMA AFFORDABLE 100 comprises the largest affordable multifamily property management companies, ranked by subsidized unit counts. The NAHMA Affordable 100 list contributes vital data to the ongoing national dialogue on the future of federal funding for affordable housing. In an effort to accurately determine the portfolio of units receiving federal subsidy in the United States, NAHMA publishes this annual listing of affordable units containing at least one of the following federal subsidies:

- HUD Project-based Assistance
- Section 42 LIHTC
- HOME funds
- USDA Section 515
- Bonds

The National Affordable Housing Management Association (NAHMA) is the leading voice for affordable housing management, advocating on behalf of multifamily rental property managers and owners whose mission is to provide quality affordable housing.

NAHMA supports legislative and regulatory policy that promotes the development and preservation of decent and safe multifamily affordable housing. NAHMA serves as a vital resource for technical education and information, fosters strategic relations between government and industry, and recognizes those who exemplify the best in affordable housing.

RANK / MANAGEMENT COMPANY (2020 rank shown in parentheses)		HEADQUARTERS	TOTAL NUMBER OF UNITS	
			SUBSIDIZED[1]	RESIDENTIAL[2]
1	**FPI Management Inc.* (2)**	**Folsom, CA**	**50,432**	**129,492**
2	**WinnCompanies* (1)**	**Boston, MA**	**46,687**	**101,233**
3	**The Michaels Organization* (3)**	**Camden, NJ**	**37,957**	**54,387**
4	Related Companies* (4)	New York, NY	37,119	62,728
5	**Envolve Communities LLC* (7)**	**Memphis, TN**	**32,623**	**32,623**
6	**Dominium* (5)**	**Plymouth, MN**	**31,366**	**34,784**
7	**The John Stewart Company (6)**	**San Francisco, CA**	**30,429**	**33,315**
8	**Millennia Housing Management Ltd.* (11)**	**Cleveland, OH**	**26,096**	**30,649**
9	**KMG Prestige Inc. (8)**	**Mt. Pleasant, MI**	**25,202**	**28,901**
10	Volunteers of America* (9)	Alexandria, VA	25,000	25,000
11	**Asset Living**	**Houston, TX**	**24,510**	**103,063**
12	**Mercy Housing Management Group* (10)**	**Denver, CO**	**24,014**	**24,014**
13	**Capstone Real Estate Services Inc. (14)**	**Austin, TX**	**23,733**	**37,000**
14	Edgewood Management Corporation (12)	Gaithersburg, MD	22,398	26,345
15	Alpha Barnes Real Estate Services (13)	Dallas, TX	22,319	29,308
16	**MMS Group* (16)**	**Suffern, NY**	**21,803**	**40,133**
17	**National Church Residences* (15)**	**Columbus, OH**	**21,210**	**21,735**
18	The NRP Group (17)	Cleveland, OH	20,000	40,000
19	**ConAm Management Corporation* (18)**	**San Diego, CA**	**19,930**	**50,177**
20	McCormack Baron Management Inc. (20)	St. Louis, MO	18,435	22,224
21	**Royal American Management Inc.* (19)**	**Panama City, FL**	**17,099**	**18,083**
22	**Gateway Management (35)**	**Birmingham, AL**	**16,648**	**19,982**
23	**Allied Orion Group (26)**	**Houston, TX**	**16,513**	**24,529**
24	**Capital Realty Group Inc.* (25)**	**Spring Valley, NY**	**16,152**	**16,152**
25	**Cambridge Management Inc. (21)**	**Tacoma, WA**	**15,475**	**16,809**
26	**Kittle Property Group Inc. (29)**	**Indianapolis, IN**	**14,642**	**17,687**
27	Grenadier Realty Group Corporation (23)	Brooklyn, NY	14,581	17,523
28	**Richman Property Services Inc. (22)**	**Tampa, FL**	**14,000**	**19,800**
29	**Conifer Realty (30)**	**Rochester, NY**	**13,933**	**15,141**
30	**Retirement Housing Foundation (27)**	**Long Beach, CA**	**13,880**	**18,188**
31	The Cornerstone Group (27)	Hollywood, FL	13,607	13,786
32	**Gene B. Glick Company (33)**	**Indianapolis, IN**	**13,337**	**19,843**
33	Independent Management Services (31)	Fenton, MI	13,304	13,304
34	Pedcor Management Corporation (32)	Carmel, IN	13,275	16,745
35	**CAHEC Management Inc.**	**Columbia, SC**	**13,225**	**13,225**
36	**POAH Communities* (40)**	**Boston, MA**	**12,583**	**12,782**
37	**Woda Cooper Companies Inc. (42)**	**Columbus, OH**	**12,580**	**12,802**
38	**The Habitat Company (37)**	**Chicago, IL**	**12,512**	**22,897**
39	**TM Associates Management Inc.* (36)**	**Rockville, MD**	**12,421**	**13,822**
40	**Elmington Property Management (66)**	**Nashville, TN**	**12,257**	**31,630**
41	Wilhoit Properties (38)	Springfield, MO	12,146	12,930
42	**Wallick Communities (96)**	**Columbus, OH**	**12,104**	**12,104**
43	**Beacon Communities (39)**	**Boston, MA**	**12,072**	**17,850**
44	**Hayes Gibson Property Services (48)**	**Bloomington, IN**	**11,996**	**13,467**
45	**Fairfield Residential (61)**	**San Diego, CA**	**11,925**	**30,763**
46	UAH-Mayfair Management Group (41)	Dallas, TX	11,635	30,000
47	**Wingate Companies* (67)**	**Newton, MA**	**11,633**	**16,096**
48	The Hallmark Companies Inc. (44)	Atlanta, GA	11,502	13,226
49	Lincoln Property Company (45)	Dallas, TX	11,500	210,183
50	**EAH Housing (71)**	**San Rafael, CA**	**11,467**	**11,467**
51	**SPM LLC (47)**	**Birmingham, AL**	**11,442**	**18,110**

FOR AFFORDABLE 100 COMPANY LINKS AND THE "NEXT 20" COMPANIES ON THE LIST VISIT:

2021 NAHMA AFFORDABLE 100

RANK / MANAGEMENT COMPANY (2020 rank shown in parentheses)	HEADQUARTERS	TOTAL NUMBER OF UNITS SUBSIDIZED[1]	RESIDENTIAL[2]
52 NDC Asset Management (46)	Pittsburgh, PA	11,345	11,457
53 Partnership Property Management* (50)	**Greensboro, NC**	**11,247**	**11,311**
54 SHP Management Corp.* (49)	Cumberland Foreside, ME	11,000	11,000
55 Peabody Properties Inc.* (54)	**Braintree, MA**	**10,635**	**14,264**
56 Aperto Property Management (59)	**Irvine, CA**	**10,300**	**13,004**
57 USA Properties Fund Inc. (51)	**Roseville, CA**	**10,263**	**11,629**
58 Seldin Company* (70)	**Omaha, NE**	**10,139**	**18,539**
59 Rose Community Management LLC (86)	**Independence, OH**	**10,069**	**10,584**
60 Preservation Management Inc. (40)	South Portland, ME	10,041	10,164
61 Enterprise Residential LLC	**Baltimore, MD**	**10,026**	**10,026**
62 Barker Management Inc. (53)	Anaheim, CA	10,000	10,000
63 Maco Management Co. Inc. (43)	**Malden, MO**	**9,974**	**10,046**
64 Reliant Realty Services LLC* (55)	New York, NY	9,956	9,956
65 Winterwood Incorporated (56)	Lexington, KY	9,876	10,460
66 United Apartment Group (57)	San Antonio, TX	9,771	36,043
67 Pennrose (60)	Philadelphia, PA	9,602	10,366
68 Westminster Company* (118)	**Greensboro, NC**	**9,472**	**9,552**
69 Fairway Management Inc. (62)	Columbia, MO	9,349	9,529
70 Continental Management (63)	Bingham Farms, MI	9,306	9,798
71 Picerne Real Estate Group (64)	Phoenix, AZ	9,205	25,000
72 Maloney Properties Inc.* (58)	**Wellesley, MA**	**9,081**	**9,525**
73 Vesta Corporation* (75)	**Weatogue, CT**	**9,008**	**9,903**
74 Residential One LLC (68)	Columbia, MD	8,939	9,209
75 Community Realty Management Inc.* (77)	**Pleasantville, NJ**	**8,925**	**9,021**
76 Yarco Company Inc. (69)	Kansas City, MO	8,831	9,542
77 Community Management Corporation* (82)	**Winston-Salem, NC**	**8,705**	**8,745**
78 The Community Builders Inc.* (81)	**Boston, MA**	**8,638**	**9,400**
79 Eden Housing (73)	Hayward, CA	8,526	8,526
80 InterMark Management Corporation* (83)	**Columbia, SC**	**8,505**	**10,274**
81 MidPen Housing (74)	Foster City, CA	8,500	8,500
82 J & A Inc. (76)	Corinth, MS	8,390	8,390
83 AWI Management Corporation (65)	**Auburn, CA**	**8,306**	**8,307**
84 National Community Renaissance (78)	Rancho Cucamonga, CA	8,292	8,292
85 TRG Management Company LLP (80)	Weston, FL	8,259	20,000
86 American Apartment Management Co. Inc. (84)	Knoxville, TN	8,060	8,312
87 Habitat America LLC (72)	**Annapolis, MD**	**8,055**	**9,022**
88 Solari Enterprises Inc. (79)	**Orange, CA**	**8,000**	**8,000**
89 RLJ Management Co. Inc. (85)	Columbus, OH	7,974	8,225
90 Cushman & Wakefield	**Addison, TX**	**7,951**	**171,713**
91 BSR Real Estate Investment Trust (87)	Little Rock, AR	7,400	9,600
92 LHP Capital* (90)	Knoxville, TN	7,359	7,359
93 Evergreen Real Estate Group (89)	Chicago, IL	7,333	8,000
94 Monroe Group Ltd.* (94)	**Denver, CO**	**7,292**	**7,292**
95 Greystar (90)	Charleston, SC	7,191	669,137
96 HallKeen Management* (91)	Norwood, MA	7,162	8,830
97 Columbia Residential Properties LLC (110)	**Atlanta, GA**	**7,025**	**8,369**
98 Silver Tree Residential LLC (92)	Memphis, TN	7,000	7,000
99 Cascade Management Inc.	**Portland, OR**	**6,997**	**7,301**
100 Housing Management Resources Inc.* (97)	**Quincy, MA**	**6,860**	**7,139**

Companies in bold provided data for NAHMA's survey. All others are based on industry estimates.

* A NAHMA Communities of Quality National Recognition Program Participant

[1] and [2] All unit data represent only units directly managed (not owned) that were rented or available to rent on Dec. 31, 2020. Down units, abated units, units under construction or rehabbing units not available for rent are not included.

[1] Total affordable units managed. Federal programs only, including HUD, LIHTC, USDA, HOME, and Bond programs. Data do not include state or local subsidy, public housing, tenant-based vouchers (Section 8 or RD tenant-protection vouchers), or federal mortgage insurance or loan guarantee programs. If a unit has more than one subsidy, it is counted only once.

[2] Total residential units managed (including market or affordable).

NAHMA would like to extend its sincere thanks to the NAHMA Affordable 100 Task Force, without whose hard work and support this survey would not be possible. In particular, sincere appreciation goes to task force chair Amber Day, TrashPro and vice chair Nathan Burnett, Watchtower Security Inc.; Mike Coco, Choice Property Resources Inc.; Leo Delgado, Converged Services Inc.; Naren Dhamodharan, Hampden Park Capital & Consulting; Rue Fox, ResMan; Janel Ganim, ResMan; Charles Holloway, Haven Connect; Ryan Kim, ProLink Solutions; Scott Nelson, RealPage Inc.; Andrew Pieplow, Watchtower Security Inc.; Scott Ployer, National Property Management Strategies Group LLC; Scott Precourt, US Housing Consultants; Greg Proctor, RealPage Inc.; Jeffrey Promnitz, Zeffert & Associates Inc.; Scott Scharlach, Specialty Consultants Inc.; Sarah Wattick, Converged Services Inc.; and John Yang, RentalHousingDeals.com Inc.

If you believe your company should be included in next year's survey, please contact Jennifer Jones, jjones@nahma.org.

NAHMA Joins Industry Partners In Advocacy Efforts

NAHMA signed onto three industry letters recently related to radon testing, the reauthorization of the Violence Against Women Reauthorization Act (VAWA), and the spiking cost of lumber.

VAWA REAUTHORIZATION

In a March 15 letter to the House of Representatives leadership, industry partners said they support continuing efforts to provide housing solutions for victims of domestic violence but raised concerns about specific provisions of the Violence Against Women Reauthorization Act (VAWA).

"We applaud the passage of both the December COVID-19 relief package and the recent American Rescue Plan, signed into law for including important financial and emergency rental assistance relief measures for American families and businesses negatively impacted by the pandemic including vital housing assistance funding for victims of domestic violence. As the debate on VAWA continues, we wanted to share with you our support for the VAWA Victims Relocation Pool Voucher program contained in H.R.1620, the Violence Against Women Reauthorization Act of 2021. However, we also feel it necessary to bring to your attention the concerns we have with several of the housing provisions," the letter said.

The letter said VAWA provides robust requirements to preserve and obtain housing for victims of domestic violence. The industry partners said existing housing provisions generally have been successful in assisting victims of domestic violence. The letter continued, the dearth of affordable rental housing units is a problem in this context and other situations involving low-income families with emergency housing needs.

"The housing sections included in H.R.1620, while well-intentioned, fail to address the range of housing programs and property types covered by the Act, creating significant implementation barriers and operational concerns. Areas of concern include, but are not limited to, the creation of an unworkable emergency relocation transfer plan, a requirement that owners be responsible for referrals, and the establishment of a federal preference for victims of domestic violence," the letter said.

Specifically, the industry said the bill's new emergency relocation transfer provisions pose programmatic and logistical challenges for housing providers of all types.

"Privately-owned, federally assisted housing properties are generally single asset entities and have no ability to 'transfer' a tenant to another owner entity's property. Project-Based Rental Assistance and Low-Income Housing Tax Credit units are not portable due to fundamental program restrictions. Instead, current law should be preserved, which already permits victims of domestic violence to request a transfer under certain circumstances (i.e., within the original federally assisted property or to another covered property under control of the owner or agency). Residents may also apply to other properties, not in control of the same owner or agency; however, such moves are dependent on typical market factors, like the availability of a vacant unit and established housing preferences that move domestic violence victims ahead of others on the housing waitlists," the letter said.

Instead, the partners said Congress should use VAWA to refocus attention on housing vouchers, which are portable and already serve as a viable tool to help families in emergency situations. The letter urged Congress to establish an emergency voucher administered by HUD that functions like a revolving pool enabling housing agencies to immediately provide a voucher to a victim and be reimbursed soon after from the pool.

LUMBER COSTS

In a March 12 letter to the U.S. Department of Commerce, industry partners requested the department examine the lumber supply chain, identify the causes for high prices and supply constraints, and seek immediate remedies to increase production.

"Lumber prices have nearly tripled, and oriented strand board (OSB) prices are up more than 250% since last spring. These spikes have caused the cost of building an average new single-family home to increase by more than $24,000 since mid-April 2020, according to the National Association of Home Builders standard estimates of lumber used to build the average home. Similarly, the cost of the average new multifamily unit has increased by $9,000 over the same period due to the surge in lumber prices," said the letter.

According to the letter, lumber and engineered wood products such as OSB are a significant component of residential and commercial remodeling projects, such as hospitals, schools, offices, and restaurants.

"As the nation fights to rebound from the effects of the COVID-19 pandemic, housing can be a bright spot for the U.S. economy, including single-family and apartment construction. Just over the last three months, single-family housing starts have averaged 1.2 million (seasonally adjusted annual rate), a level not seen since 2006. Likewise, multifamily completions rose to 364,600 in 2020, the highest annual rate since 1988 and a 6.4% increase over 2019 levels. And while new apartment starts slowed, they ended the year down just 3% for 2020," said the letter.

The letter said that because of better-than-expected housing demand and unprecedented activity by the do-it-yourself segment, builders are seeing shortages of lumber, resulting in ever-lengthening delivery delays. The Random Lengths Framing Composite Price surpassed the $1,000 mark for the first time on Feb. 23 and at the time of the letter was $1,035. The pre-pandemic record high was $582. The current prices represent an intolerable and frequently impossible financial burden to home builders and contractors, said the industry partners.

The letter said that housing and construction's potential to grow and lead the economy is limited as long as lumber remains expensive and scarce, and the ramifications for job growth are significant. "Building 1,000 average single-family homes creates 2,900 full-time jobs and generates $110.96 million in taxes and fees for all levels of government to support police, firefighters, and schools. Similarly, building 1,000 average rental apartments generates 1,250 jobs and $55.91 million in taxes and revenue for local, state, and federal government. Moreover, $10 million in remodeling expenditures creates 75 jobs and nearly $3 million in taxes," said the letter.

RADON TESTING

In a March 31 letter, industry partners submitted comments for consideration by the Federal Housing Finance Agency (FHFA) in its review of radon requirements for use in Fannie Mae and Freddie Mac (the Enterprises) multifamily financing programs. The letter said the industry had concerns about the execution challenges and feasibility of any potential action to adopt the American National Standard Institute and American Association of Radon Scientists and Technologies (ANSI\AARST) radon standard outlined in the Protocol for Conducting Measurements of Radon and Radon Decay Products in Multifamily Buildings.

The standard was adopted by the Housing and Urban Development (HUD) in its Dec. 18, 2020, Multifamily Accelerated Processing Guide.

According to the letter, "Further analysis of the workability of the ANSI\AARST standard for the Enterprises is needed, including institution of a reasonable process for obtaining input from owners, lenders, investors, and technical experts, in order to ensure full consideration of all relevant factors consistent with the Enterprises' mission.

"In our view, adoption of a radon testing protocol without a full investigation on the infrastructure necessary to implement such a change would be short-sited. We urge FHFA to conduct a thorough, transparent review of the feasibility, efficacy, and cost benefits of before implementing such an expansive change."

The industry partners said that before enacting a rule change for radon testing, FHFA should undertake a detailed, informed decision backed by a thorough analysis of the data available. "In our analysis, the data available to the public is insufficient to make the determination that 100% ground-level testing will achieve the desired results. Further research and information about the infrastructure needed to carry out these new protocols is necessary before moving forward," said the letter.

The industry partners said the FHFA must also consider a myriad of implementation issues that have been identified regarding workforce capacity and its impact on execution timelines.

The letter recommended that the FHFA establish a reasonable and transparent process for consideration of a new radon testing protocol for the Enterprises, and asked that the following steps be considered:

- Conduct an independent analysis of the basis for the as yet unpublished HUD study when it becomes available.
- Seek input from owners, lenders, technical experts, and stakeholders on the implications of adopting the ANSI\AARST guidelines, including a requirement to only use testers approved by companies affiliated with AARST.
- Develop a well-supported cost-benefit analysis, including estimated impacts on capacity, financing delays, and housing affordability.
- Determine what levels of discretion to delegate to radon professionals for testing, establishing clear guidance.
- Implement testing protocols coordinated with the testing industry to determine the capacity of the workforce.
- Evaluate field testing and laboratory capacity and use the findings to ensure an informed basis for implementation utilizing a phased-in approach over a number of years to be determined.
- Commit to studying the results no later than 24 months after adopting any revisions to environmental testing protocols and adjusting the requirements as warranted. Particular focus should be placed on evaluating whether the increased testing protocols positively impacted the identification of radon.
- Evaluate implementing a post-closing testing and mitigation process in order to alleviate extended delays while testing is completed. The Enterprises already utilize post-closing processes where risks can be mitigated through the use of agreements and deposits. **NN**

Call for Policies to Address Affordable Homes Shortage

The National Low Income Housing Coalition (NLIHC) released its annual report, *The Gap: A Shortage of Affordable Homes*, which finds a shortage of nearly 7 million affordable and available rental homes for extremely low-income renters.

"Even before the COVID-19 public health and economic crisis began, low-income households struggled to find decent, affordable homes. The report calls for policies that would ensure everyone has access to affordable, stable housing: expansion of rental assistance to all eligible households; significant and sustained investments in the national Housing Trust Fund, public housing, and the preservation of the existing affordable housing stock; a permanent National Housing Stabilization Fund to prevent evictions and homelessness; and robust protections to keep renters stably housed," said NLIHC.

The report finds fewer than four rental homes are affordable and available for every 10 extremely low-income renter households nationwide. It said no state or major metropolitan area has an adequate supply of rental housing for the poorest renters.

"As a result of this shortage of affordable homes, 70% of extremely low-income renter households are severely housing cost-burdened, spending more than half of their limited incomes on housing. They account for over 72% of all severely housing cost-burdened renters in the U.S. Extremely low-income households with severe cost burdens struggle to pay for other necessities, like food, transportation, child care, and health care," according to the report.

According to NLIHC, "The unprecedented economic shutdown caused by the pandemic in the spring of 2020 forced many low-wage workers out of work, followed by sporadic re-openings and a bifurcated labor market recovery. As a result, many low-income renters, disproportionately people of color, now report being behind on rent and not confident about their ability to pay in the coming months. While most low-income renters struggled to pay rent before the COVID-19 crisis, they are in an even more perilous position now…. As the report indicates, however, the shortage of affordable homes for the lowest-income renters is a pervasive and longstanding problem, and permanent solutions will require long-term commitments." **NN**

The full report and interactive map are available at https://reports.nlihc.org/gap.

Bill Introduced to Preserve Rural Housing

HOUSE REP. CYNTHIA AXNE (D-IA) REINTRODUCED legislation that would help ensure individuals in rural communities have access to affordable housing by preserving existing housing options for families. The bill is co-sponsored by Rep. Emanuel Cleaver (D-MO) and Rep. Al Lawson Jr. (D-FL).

Known as the Strategy and Investment in Rural Housing Preservation Act of 2021 (H.R.1728), the bill would provide rental assistance to low-income residents in certain multifamily rural housing projects financed by the U.S. Department of Agriculture (USDA)'s Rural Housing Service (USDA-RHS) and would require the USDA to develop and implement a plan for preserving the affordability of rural rental housing.

Provisions in the bill include a permanent authorization for the Rural Development Voucher and the Multifamily Housing Preservation and Revitalization Demonstration (MPR) programs, and it would provide $1 billion in funding for the MPR program.

Additionally, the bill includes the authority to extend vouchers to residents of properties with maturing mortgages to restructure maturing mortgages and extend their terms, the decoupling of rental assistance from the Section 515 and 514/516 programs, and requires Rural Development to submit a formal preservation plan to Congress and create an advisory committee to assist the preservation of RD Section 515 and 514/516 rental housing.

While the bill was introduced in a previous session of Congress and was passed by the House, it was never taken up for debate by the Senate.

The Strategy and Investment in Rural Housing Preservation Act of 2021 was referred to the House Financial Services Committee, which held a hearing on April 14.

According to a press release by Axne, "… The supply of affordable rural housing maintained through the U.S. Department of Agriculture (USDA)'s Section 515 and 514 programs is shrinking due to loans maturing and a lack of new investment—with no new construction in a decade. The Strategy and Investment in Rural Housing Preservation Act would provide USDA the tools and funding to preserve affordable housing options by restructuring existing Section 515 loans, extending incentives for owners to stay in the program, and providing properties with additional resources to repair and restore homes, while ensuring residents have rental assistance." NN

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NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION

Memberships: Buy Some, Get Some

We want to thank you for your participation in NAHMA by offering additional memberships for FREE.

	Buy Executive-Level Memberships	Get FREE Associate-Level Memberships
Over 20,000 Units	**5**	**4**
6,000-20,000 Units	**4**	**3**
Under 6,000 Units	**2**	**1**

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2	**1**

Special AHMA BSGS Program and Pricing for Companies With Less Than 1,000 Units Available, Too

To take advantage of the offers, or to see if you already qualify, contact Brenda Moser, 703-683-8630, ext. 114.

Exploring Ways to Create Housing Opportunities

According to *Building a Better Ladder of Housing Opportunity in the United States*, a paper by the Terner Center for Housing Innovation, "effective housing policy should foster a ladder of opportunity, where government policies help people at each rung and facilitate their ability to advance along that ladder. But the ladder we have today has multiple rungs missing, others spaced too far apart, and many rungs only accessible to certain people or communities."

The paper recommends a framework for reshaping the way the federal government deploys financial resources and regulatory authority to provide a range of rental and homeownership options that make good on the 1949 Housing Act's promise of "safe and affordable housing for all."

The framework includes three core objectives:

- Right-sizing and better targeting subsidies directed to households,
- Expanding and harmonizing housing supply-oriented resources and tools to support increased production and a broader array of housing choices, and
- Strengthening incentives and accountability for localities and private market actors to ensure they are advancing fair housing, rooting out systemic racism, and supporting climate resilience.

The report recommends expanding COVID-19 relief to protect against evictions and potential loss of affordable stock, recognizing the likely long path to full recovery from the pandemic. It also recommends providing assistance directly to struggling landlords on behalf of tenants unable to pay the rent as a way to guard against foreclosures and/or evictions spurred by owners unable to maintain their properties given mounting arrears.

"To further protect against foreclosures for vulnerable homeowners facing the eventual expiration of forbearance, relief should also include expanded investments in the Hardest Hit Fund created during the Great Recession, along with standardized and uniform post-forbearance loan modifications, counseling, and legal aid support," said the report.

Beyond pandemic response, the report urges expansion and better targeting of rental assistance for households with very low incomes. It recommends ensuring that vulnerable and at-risk populations receive access to critical housing assistance and making housing assistance "universal" for extremely and very low-income households who need it. According to the report, this assistance could take the form or make use of an expanded and modernized housing voucher.

"Reorient housing-related tax expenditures to better support low- and moderate-income households, including renters. Create a targeted renter's tax credit for those phasing out of eligibility for rental assistance as their incomes rise. This could help mitigate unintentional work disincentives as earnings increase. It would also allow low- and moderate-income renters to shift some of their budgets from overly burdensome housing costs to other priorities that could encourage economic stability and upward mobility, such as investing in education or in savings for a down payment on a home purchase. Reforming the Mortgage Interest Deduction could also make housing-related tax expenditures more progressive and do more to support access to affordable homeownership," the report said.

The report suggested creating flexible supply-side subsidies that operate at a multi-jurisdictional scale and investing in capacity to administer those funds. It said adapting, combining, and augmenting a subset of existing federal funding sources to create a flexible pool of subsidies would enable production and preservation of a more diverse set of housing options than the status quo. The subsidy source should be deployed through entities working at a regional level.

According to the report, revisiting and rationalizing allocation formulas for key existing funding sources, such as the Low-Income Housing Tax Credit program, can address diverse housing supply needs in different markets and advance equity, sustainability, and efficiency goals.

The report also suggests aligning other financing tools in support of unsubsidized housing production that advances broader affordability.

According to the report, reinstating and strengthening key regulatory mechanisms to enforce fair housing and fair lending obligations can guard against racist policies and market practices, and hold localities accountable for executing pressing housing, equity, and climate imperatives.

"Tie new funding to regional housing goals and provide performance incentives. To be eligible for new or expanded housing infrastructure funding streams, regions would need to conduct an assessment of regional housing needs—which could build from the parameters of the Assessment of Fair Housing included in the 2015 Affirmatively Furthering Fair Housing Rule—to set holistic production and preservation goals that advance economic inclusion, racial justice, and climate resilience, and track their progress toward achieving those goals," the report said. **NN**

To read the report, visit https://ternercenter.berkeley.edu/research-and-policy/building-a-better-ladder-of-housing-opportunity/?mc_cid=e63822d554&mc_eid=32c353d5c4.

Spotlighting Talented Residents

Judging for the 2021 AHMA art and poster contest has wrapped, and the winners are being notified they will appear in the popular 2022 NAHMA Drug-Free Kids calendar. The underlying message for the annual contest is always a drug-free theme. Still, the association wanted to open the door for more avenues of expression, so a subtheme is incorporated into the poster contest. The subtheme for this year is *With Responsibility Comes Reward: Holding Ourselves Accountable*.

Due to the continued uncertainties and disruptions created by the coronavirus pandemic, either hard copies or electronic copies of the poster entries were due to NAHMA on June 1, after first being submitted to a local AHMA for consideration. The original winning artwork was then sent to NAHMA and will appear in NAHMA's annual calendar, which has sold out every year since 2014.

The poster and art contest invites children, seniors, and adults with special needs living in affordable multifamily housing to create artwork and compete for prizes.

Typically, the contest draws more than 5,000 participants nationwide. Through the annual sale of the winning poster entries, the contest generates significant contributions to the NAHMA Educational Foundation's scholarship program and is a key source of support for NAHMA foundation scholars.

"This is one of the most popular contests NAHMA holds each year," Kris Cook, CAE, NAHMA executive director, said. "Everyone looks forward to seeing the fantastic artwork produced by the talented residents. The auction is always a fun time and supports a great program."

The poster contest is open to children and elderly residents 55 years or older who live in a community of a NAHMA or a local AHMA member company, as well as residents with special needs who live in a permanent supportive housing community or Section 811 community of a NAHMA or a local AHMA member company.

For each grade category for children and the elderly and special needs levels, local AHMAs selected up to three winning posters, which can consist of photographs, websites, computer art, or other media.

The grade categories for children are based on the grade the contestants have completed by June 2021: kindergarten-first grade, second-third grade, fourth-sixth grade, seventh-ninth grade, and 10th-12th grade.

All AHMA winning submissions were then forwarded to NAHMA either as mailed hard copies or electronically, where a distinguished panel of judges selected the 13 winning entries. The winning original artwork was then sent to NAHMA for reproduction for the 2022 calendar. One special entry is chosen as the grand prizewinner, which will appear on the cover. Only children are eligible for the top prize.

The winners of each local contest receive various prizes from their AHMA.

The national contest's grand prizewinner, in addition to appearing on the cover of the 2022 calendar, receives a $2,500 educational scholarship and a trip to Washington, D.C., where the artist will be honored at NAH-

Scholarships Being Awarded for the 15th Consecutive Year

THE DEADLINE for submission of completed 2021 scholarship applications has come and gone. The NAHMA Educational Foundation is now completing the selection process. It is anticipated that the list of 2021 NAHMA scholars will be released in the coming weeks. This year marks the 15th anniversary of the program, with scholarships being awarded in each of the previous years. More than $1,950,000 has been awarded to over 575 different worthy student residents living at AHMA-affiliated multifamily communities throughout the country. The NAHMA Educational Foundation is committed to making financially significant awards to the outstanding student residents that are chosen. Higher education costs continue to escalate, and a NAHMA scholarship can provide financial relief and peace of mind to hardworking students as they diligently pursue their academic goals.

"The foundation is so excited that we will surpass the $2,000,000 mark this year. NAHMA scholarships have had a meaningful impact on the efforts of NAHMA scholars as they pursue their educational goals. Over 200 recipients have graduated from their respective programs while receiving NAHMA Educational Foundation funding. We remain ever grateful for the continuing generosity of our sponsors and donors whose contributions have made this all possible," said Alice Fletcher, chairperson of the NAHMA Educational Foundation, during a recent foundation meeting.

This year, the foundation received applications from 25

Higher education costs continue to escalate, and a NAHMA scholarship can provide financial relief and peace of mind to hardworking students as they diligently pursue their academic goals.

MA's Biannual Top Issues in Affordable Housing Fall Conference, Oct. 20-22.

Each national winner of the NAHMA contest—regardless of entry category—receives a $1,000 educational scholarship from the NAHMA Educational Foundation. All winners are also featured in the 2022 calendar.

Furthermore, participants in the annual art contests held by the local AHMAs are eligible to be selected as Regional AHMA Art Contest Honorable Mentions. Those selected for this distinction are featured in a special section of the NAHMA 2022 Drug-Free Kids calendar and receive a $100 scholarship check.

All art submitted to NAHMA becomes the association's property, and NAHMA has the right to use the art for publicity, publications, and advertisements.

For complete rules or to see a list of past winners, visit http://www.nahma.org/awards-contests/calendar-contest/.

The NAHMA 2022 Drug-Free Kids calendar will go on sale in September. **NN**

different states and the District of Columbia. Sixteen different AHMAs are represented in that total. In 2020, 108 scholarships were awarded for a total of $270,000. NAHMA scholarship applicants attend a wide variety of community colleges, universities, and trade/technical schools. They represent a very broad range of backgrounds and ages, from high school seniors to senior citizens.

The 2021 class of NAHMA scholars will be announced this summer. The complete list of recipients will be presented in an upcoming edition of the NAHMA News. Watch this space for the entire list of outstanding students from various apartment communities, management companies, and AHMAs across the country!

NAHMA Sponsors Compensation Survey

NAHMA IS SPONSORING PEARL MEYER'S REAL ESTATE COMPENSATION SURVEY. **Members of the Pearl Meyer's team reached out to NAHMA members in May regarding the survey process. Survey submissions were due in June, and the compensation report will be published in October.**

The survey will provide valuable data by which companies can benchmark compensation for employees working in the affordable housing industry and various facets of real estate.

The survey includes relevant job families: Executive Management; Accounting/Finance-Corporate; Accounting-Portfolio/Fund; Accounting-Property; Administration; Architecture/Engineering; Asset Management; Building Operations/Facilities Management; Capital Markets; Compliance; Construction/Project Management; Corporate Marketing/Communications; Development; Due Diligence/Underwriting; Human Resources; Leasing; Legal; Operations; Originations/Production; Portfolio Management; Property Management; Structured Finance; Technology; Transactions; Other Senior Positions/Function Heads.

Valuable base salary, total cash, short-term and long-term incentive, and total compensation data is broken out by:

Platform Type
Asset Class
Total Capitalization
Assets Under Management
Number of Employees
Region (within United States)
Revenue
Ownership Status

> A Summary Report will be made available for free to all NAHMA-AHMA members, providing the overall average base salary and total compensation for each role presented in the survey. Also, the Pearl Meyer survey team members would be available as speakers for AHMA webinars and conferences—to share insights on the survey findings.

While the final cost to purchase the completed survey has yet to be set, the target cost of the compensation benefits report is $495 for companies that participate in providing data. This price point is thousands of dollars less than the cost of most compensation benefits reports. For NAHMA members who choose not to participate in the survey, the cost of the final published report would be about $4,000.

However, a Summary Report will be made available for free to all NAHMA-AHMA members, providing the overall average base salary and total compensation for each role presented in the survey. Also, the Pearl Meyer survey team members would be available as speakers for AHMA webinars and conferences—to share insights on the survey findings.

Members of the NAHMA board reviewed and provided feedback on the job positions to be surveyed for the report to ensure that it provides data relevant to the affordable housing management industry. **NN**

Have What It Takes to Be a NAHMA Community of Quality?

Before summer vacations and back-to-school events start dominating the schedule, plan to enter the NAHMA 2021 Communities of Quality (COQ) Awards competition. To compete, existing nationally recognized COQ properties must submit contest forms to NAHMA by Nov. 4.

To enter the awards competition, a property must first apply for and achieve national recognition as a NAHMA Community of Quality with a minimum score of 325 points on its National Recognition application. The deadline for submitting an application to a local AHMA for consideration in the national recognition program is Sept. 2.

"The Communities of Quality Awards honor the achievements of affordable housing providers who make an unprecedented contribution to developing outstanding properties for families of modest means. NAHMA believes it is essential that outstanding affordable properties—and the individuals who maintain them—be publicly recognized for providing quality housing that offers a safe, healthy environment," Michael Simmons, NAHP-e, NAHMA president, said. "They are communities supplying essential programs and services for their residents. These awards bring well-deserved valuable attention to the important work we are all doing."

An overview of the COQ program, the national recognition program, and the awards' detailed application information and submission materials are available at the NAHMA website http://www.nahma.org/awards-contests/communities-of-quality/.

The awards competition has five categories:

- Exemplary Family Development
- Exemplary Development for the Elderly
- Exemplary Development for Residents with Special Needs
- Exemplary Development for Single Room Occupancy Housing
- Outstanding Turnaround of a Troubled Property

Award winners will be notified in early January 2022. They will receive their awards in a special ceremony at the NAHMA Biannual Top Issues in Affordable Housing Winter Conference, March 9-11, 2022, in Washington, D.C.

This year's COQ Awards program is jointly sponsored by HD Supply Multifamily Solutions, a leading supplier of maintenance and renovation products to the multihousing industry, and Mohawk Industries, a leading global manufacturer that creates products to enhance residential and commercial spaces around the world.

An overview of the COQ program, along with the awards' detailed application information and submission materials, are available at the NAHMA website at http://www.nahma.org/awards-contests/communities-of-quality/.

The AHMAs will also be honoring their local NAHMA Communities of Quality program participants. Please check your local AHMA's program details; a directory of the AHMAs is available on the NAHMA website http://www.nahma.org/membership/ahma-directory/.

For more information about the COQ program and awards, contact Paulette Washington at 703-683-8630, ext. 110 or pwashington@nahma.org.

NAHMA looks forward to judging numerous applications in every category from every AHMA. The time to start preparing applications is now. **NN**

An overview of the COQ program, along with the awards' detailed application information and submission materials, are available at the NAHMA website at http://www.nahma.org/awards-contests/communities-of-quality/.

About the COQ Awards Sponsors

ABOUT HD SUPPLY MULTIFAMILY SOLUTIONS: With 150,000-plus items and free, next-day delivery on most items to most areas, HD Supply Multifamily Solutions is your source for maintenance supplies, fabrication, installation, and renovation services. Our 700-plus account representatives serve more than 130 markets, providing personalized service backed by the strength of a national company. To order call 1-800-431-3000 or at hdsupplysolutions.com.

ABOUT MOHAWK INDUSTRIES: Mohawk Industries is a leading global manufacturer that creates products to enhance residential and commercial spaces around the world. Mohawk's vertically integrated manufacturing and distribution processes provide competitive advantages in the production of carpet, ceramic, laminate, wood and luxury vinyl flooring. Our industry-leading innovation has yielded products and technologies that differentiate our brands in the marketplace and satisfy all remodeling and new construction requirements. Our clients put trust in Mohawk brands because they are synonymous with quality, longevity and innovation.

TO READ THE NOTICES below in their entirety, visit the issuing agency's webpage under the Agencies tab at nahma.org. For all updates related to the COVID-19 coronavirus, visit the Coronavirus Information and Resources webpage at https://www.nahma.org/coronavirus-information-and-resources/.

USDA NEWS

THE CDC EXTENDED THE NOTICE ON A TEMPORARY HALT IN RESIDENTIAL EVICTIONS, published in the *Federal Register* on Sept. 4, 2020, and authorized under Section 361 of the Public Health Service Act, 42 U.S.C. 264 and 42 CFR 70.2. The notice was extended through June 30, 2021. A May letter from USDA's Nancie-Ann Bodell, deputy administrator for Multifamily Housing, reminds Rural Development (RD) Multifamily owners and management agents of the CDC's requirements and its application on RD Multifamily Housing (MFH) programs. The halt in residential evictions applies to tenants in Rural Development MFH properties who certify to their landlord that they meet the following CDC criteria:

- All adults in the household have attempted to obtain any available government assistance for rent
- The household meets income limits of $99,000 per individual or $198,000 per couple
- The household is unable to pay full rent due to a loss in household income or extraordinary medical expenses
- Timely partial payments have been attempted
- Eviction would likely make the household homeless or force them into an unsafe shared living arrangement

If properties are experiencing financial hardship due to COVID-19 and tenant inability to pay, reach out to your assigned servicing staff to discuss options. To review previously posted Multifamily Housing questions and answers on the CARES Act forbearance and COVID-19 in general, visit the Rural Development COVID-19 Response website.

IRS NEWS

IN MAY, THE DEPARTMENT OF TREASURY PUBLISHED FREQUENTLY ASKED QUESTIONS (FAQS) to be used as guidance for the Emergency Rental Assistance Program—ERAP 1 enacted in December 2020 and ERAP 2 enacted in March 2021. The new guidance is intended to enhance the effort to prevent evictions and to ensure those requiring new housing have the financial support needed while addressing complaints of a funding bottleneck at the state and local levels. The Treasury Department also announced that the second tranche of the Emergency Rental Assistance Program funding—$21.6 billion included in the relief package Congress passed in March 2020—has been allocated to state and local governments to distribute to residents in need. To view the Treasury FAQs and the fact sheet, visit the Coronavirus Information and Resources webpage on NAHMA's website.

HUD NEWS

HUD SECRETARY MARCIA FUDGE AND HEALTH AND HUMAN SERVICES (HHS) SECRETARY XAVIER BECERRA announced a partnership to ensure that the national COVID-19 response delivers equitable and comprehensive care to those experiencing disproportionate impact, including HUD-assisted households. The federal partnership provides an opportunity for multifamily property owners to establish or further expand contacts with local community health centers to improve vaccine confidence and access. Here are a few strategies that can benefit residents:

- Conduct targeted outreach to residents regarding COVID-19 vaccine efficacy and safety to encourage all eligible residents to obtain COVID-19 tests and vaccines
- Leverage staff to assist with registering and scheduling COVID-19 tests and vaccine appointments
- Facilitate on-site vaccine clinics at your properties

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REAC PHYSICAL INSPECTIONS RESUME

In April, the Department of Housing and Urban Development (HUD) announced the resumption of physical inspections, beginning on June 1. In consultation with the Centers for Disease Control (CDC) and Prevention, HUD has developed detailed protocols and associated safety measures, including:

- The inspection of high priority/risk properties for both the Public Housing and Multifamily portfolios before other properties;
- Evaluation of known property-specific health conditions before the inspection;
- Regular COVID-19 testing of inspectors and efforts to facilitate the vaccination of inspectors;
- Travel and quarantine guidelines for inspectors;
- Detailed operational protocols for inspectors pre-inspection, during the inspection, and post-inspection reviewed by the CDC;
- Ability for residents to opt-out of unit inspections when inspectors arrive on-site.

Additionally, under the CARES Act, multifamily property owners/agents and public housing agencies may purchase and make available to residents personal protective equipment, which HUD strongly encourages before an inspection.

HUD Secretary Marcia Fudge's letter is available on the HUD Issues webpage under the Agencies tab on the NAHMA's website.

HUD NEWS

• Assist residents with transportation as needed to vaccine sites, including people who have limited mobility
• Provide information regarding access to comprehensive primary health care services
• Ensure that communications are provided in plain language, multilingual as appropriate, and in formats that are accessible to people with disabilities.

THE OFFICE OF MULTIFAMILY HOUSING PROGRAMS (MFH) is reestablishing the TRACS Forum to encourage information exchange between property owners and agents, contract administrators, state housing finance agencies, housing and community development researchers, academics, policymakers, and affordable housing practitioners. The TRACS Forum invites stakeholders to share their expertise, experiences, and knowledge to identify best practices, promote better decision-making, spark innovation, and improve the administration of MFH rental assistance programs, community development, urban planning, and other housing-related issues. The TRACS Forum was deployed on May 17, and updates will be posted to the HUD TRACS web page. Multifamily Housing Help Desk Support 1-800-767-7588. Visit the Multifamily Housing Programs home page for the most current information.

HUD'S OFFICE OF MULTIFAMILY HOUSING (MF) RELEASED UPDATED income calculation guidance for unemployment benefits and child tax credit. The 2021 Consolidated Appropriations Act (2021 Appropriations) and the American Rescue Plan of 2021 (ARP) amended three provisions to strengthen and extend unemployment benefits in the CARES Act, and the ARP provides a monthly payment from the enhanced child tax credit that will begin being distributed to families in July 2021. HUD has determined that the $300 per week unemployment benefit and the upcoming monthly child tax credit payment are to be excluded from the annual income calculation. If a tenant's income was not calculated per the guidance below, owners/agents must correct the form-HUD 50059.

1. Section 2104: Federal Pandemic Unemployment Compensation (FPUC) in the 2021 Appropriations and the ARP provides eligible individuals who are collecting regular unemployment insurance an additional $300 per week. Owners/agents shall exclude this unemployment benefit from the annual income calculation on the basis that it is temporary income.
2. Section 7527A: Advance Payment of Child Tax Credit in the ARP provides a monthly payment of up to $300 per week from July 2021 through December 2021. Owners/agents shall exclude the child tax credit because it is excludable income under 26 USC 6409. **NN**

WITH KRISTY OLSEN
BY JENNIFER JONES

Helping House North Dakota's Homeless

EARLY IN HER CAREER, KRISTY Olson worked for a property management company that accepted a large portion of housing vouchers. She had to learn quickly and used many affordable housing resources available to her. That included getting to know the people at the local housing authority.

Those connections eventually led to Olson joining the Grand Forks Housing Authority in 2008, where she now serves and a leasing and property manager lead. She is responsible for leading a team while maintaining her own portfolio of units specializing in housing for those who have experienced homelessness.

"Anybody who knows property management knows it's about the people, and I enjoy the people. Every day I get an opportunity to meet new people, learn their stories and help to offer community resources," she said. "I get also get to share my experiences with staff to help develop their own skills. I remind staff to keep it simple. Often residents are seeking housing for family reunification, safety, substance abuse, or mental health care. A prepared, consistent housing counseling approach goes a long way."

Olson said a large part of the housing authority's residency is based on a "Housing First" approach, where residents are rapidly housed and then offered services to address the issues that were the cause of their homelessness.

She said tenancy issues can happen at any time, so staff is faced with the challenges of observed misbehaviors happening outside regular business hours that could be better assisted with the help of specialized on-site case management versus a call to 911.

"Addressing misbehaviors quickly through specialized case management along with open communication will effectively save time and reduce the likeliness of repeat homelessness. Too often, our agency communication is hindered simply by not having the right signature release in place. Housing must be considered a vital part of a resident's health and well-being," she said.

Besides helping her residents and leading her property management team, Olson is in the midst of her second year as president of Rocky AHMA, where her goal is to promote the networking and training opportunities available through the AHMA by use of webinars, in-person workshops, and annual conferences through six states—Colorado, Montana, North Dakota, South Dakota, Utah, and Wyoming.

"We have such fantastic staff, board members, vendors, and membership; I can say they've made my job pretty easy," she said.

Olson's 22-year-old son lives in Arizona, which, she said, allows her to take advantage of more opportunities to work on her health and wellness. To that end, when not working, Olson likes traveling, especially going on destination vacations.

"It's important to take a much-needed break now and then," Olson said. "Most recently, the pandemic has put a damper on things travel-wise. I really look forward to trying more destinations and exploring more." **NN**

Jennifer Jones is director of communications and public relations for NAHMA.

> "Anybody who knows property management knows it's about the people, and I enjoy the people. Every day I get an opportunity to meet new people, learn their stories, understand their situation, and learn from their experiences."

Welcome New Members

NAHMA welcomes the following new members as of May 7, 2021.

AFFILIATE

Christopher Ostovitz, Housing Commission of Anne Arundel County, Glen Burnie, Md.

EDUCATION CALENDAR

EDITOR'S NOTE: *Due to the evolving health recommendations due to the COVID-19 coronavirus, please contact the AHMA directly for the most up-to-date status of all in-person and virtual events and educational offerings.*

JULY

TBD
Kids Day
Canobie Lake
NEAHMA
781-380-4344
www.neahma.org

7
Basic EIV
Webinar
SAHMA
800-745-4088
www.sahma.org

8
LIHTC Recertification In-Depth
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

Developing a Property Budget That Really Works
Virtual
AHMA-PSW
866-698-2462
www.ahma-psw.org

Indoor Air Quality
Webinar
SAHMA
800-745-4088
www.sahma.org

13
Basic Occupancy Webinar
NEAHMA
781-380-4344
www.neahma.org

13–14
Fair Housing Compliance (FHC) Certification
Virtual Training
SAHMA
800-745-4088
www.sahma.org

14
Half-Day File Management & Documentation
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

15
Special Claims
Webinar
SAHMA
800-745-4088
www.sahma.org

Preparing for REAC Inspections
Webinar
SAHMA
800-745-4088
www.sahma.org

20
Critical Policies for Affordable Properties
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

20–23
Certified Professional of Occupancy (CPO) Certification
Virtual Training
SAHMA
800-745-4088
www.sahma.org

21
Basic Tax Credit
Webinar
NEAHMA
781-380-4344
www.neahma.org

22
HOME Program
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

28
CPO Refresher Course
Virtual
JAHMA
856-786-9590
www.jahma.org

SHCM Exam Prep: Program Requirements
Webinar
SAHMA
800-745-4088
www.sahma.org

29
Documentation of Resident Infractions
Webinar
SAHMA
800-745-4088
www.sahma.org

AUGUST

9–12
Virtual CPO-Three Day
Webinar
MAHMA
614-481-6949
http://mahma.com

11
Tax Credit Continuing Education Seminar
Virtual
JAHMA
856-786-9590
www.jahma.org

17
LIHTC Acquisition Rehab Resident Qualification Process & Tracking
Virtual
AHMA-PSW
866-698-2462
www.ahma-psw.org

17–18
Tax Credit Training & SHCM Exam
Virtual
NEAHMA
781-380-4344
www.neahma.org

19
Basic LIHTC Compliance for Site-Level Staff
Webinar
AHMA-PSW
866-698-2462
www.ahma-psw.org

24–26
Conquering LIHTC Compliance
Webinar
Oregon AHMA
503-357-7140
www.oregonaffordable housingmanagement.com

SEPTEMBER

7
How to Navigate the Conflicts Between Multiple Affordable Program Rules
Virtual
AHMA-PSW
866-698-2462
www.ahma-psw.org

13
Fair Housing Basics for Maintenance Personnel: Spanish Edition
Virtual
JAHMA
856-786-9590
www.jahma.org

14
Half-Day Fair Housing-Approved for DPOR Certification
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

Half-Day Fair Housing
Webinar
NEAHMA
781-380-4344
www.neahma.org

For information on specific classes, contact the AHMA or organization directly. All dates and locations are subject to change. For the most up-to-date listings, visit the NAHMA Education & Event Calendar at http://www.nahma.org/education/education-event-calendar/.

16
Basic LIHTC Compliance
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

21
Income & Assets Verification & Calculation
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

Basic Occupancy
Webinar
NEAHMA
781-380-4344
www.neahma.org

22
Reasonable Accommodations
Webinar
NEAHMA
781-380-4344
www.neahma.org

Fair Housing
Webinar
MAHMA
614-481-6949
http://mahma.com

22–24
CPO Three-Day Course
Virtual
PennDel AHMA
856-786-2183
www.penndelahma.org

AHMA-NCH 40th Annual Conference
Virtual
AHMA-NCH
833-AHMA-NCH
https://ahma-nch.org

23
Half-Day Preparing for Physical Inspections
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

27–28
JAHMA's Annual Spring Management Event
Atlantic City, NJ
JAHMA
856-786-9590
www.jahma.org

28
EIV 101
Webinar
NEAHMA
781-380-4344
www.neahma.org

OCTOBER

TBD
Annual Conference and Trade Show
NEAHMA
781-380-4344
www.neahma.org

6–7
NAHMA's Fair Housing Compliance (FHC) Course
Virtual Training
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

12
EIV 201
Webinar
NEAHMA
781-380-4344
www.neahma.org

RAD
MAHMA
614-481-6949
http://mahma.com

19
Fair Housing Compliance Course
Virtual
JAHMA
856-786-9590
www.jahma.org

20–21
PAHMA 2021 Fall Conference
TBD
PAHMA
412-445-8357
www.pahma.org

20–22
NAHMA Biannual Top Issues in Affordable Housing Fall Conference
Washington, D.C.
NAHMA
www.nahma.org/meetings

26–27
Conquering RD Multifamily Housing Compliance
Webinar
Oregon AHMA
503-357-7140
www.oregonaffordable housingmanagement.com

NOVEMBER

4
Tax Credit Training & SHCM Exam
Virtual
JAHMA
856-786-9590
www.jahma.org

9
Fair Housing Compliance (FHC)
Virtual
NEAHMA
781-380-4344
www.neahma.org

10
HUD Basic Occupancy Part 1
Webinar
MAHMA
614-481-6949
http://mahma.com

16–18
26th Annual Fall Conference
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

17
HUD Basic Occupancy Part 2
Webinar
MAHMA
614-481-6949
http://mahma.com

DECEMBER

TBD
NEAHMA Holiday Meeting
NEAHMA
781-380-4344
www.neahma.org

7
Intermediate LIHTC Compliance
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

7-9
Tax Credit Compliance Course
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

9
Advanced LIHTC Compliance
Webinar
Mid-Atlantic AHMA
804-564-7898
www.mid-atlanticahma.org

14–16
Three-Day CPO
Virtual
NEAHMA
781-380-4344
www.neahma.org

NAHMANews

National Affordable Housing Management Association

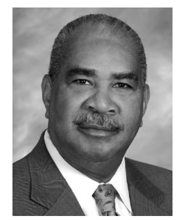
400 North Columbus Street, Suite 203

Alexandria, VA 22314

www.NAHMA.org

PROTECTING THE INTERESTS OF AFFORDABLE HOUSING PROPERTY MANAGERS AND OWNERS

thelastword



A Fierce Commitment To the Industry

We need you, not just to keep doing what you are doing wherever you are, but to stay engaged with NAHMA so that we know what keeps you awake at night.

AS NAHMA PRESIDENT AND longtime member, I have engaged with various AHMAs, members, and colleagues over the years. One thing I have noticed is that we all have one thing in common: a fierce commitment to the industry and to doing the very best we can for our employees and our residents. That commitment has only become more evident as we work through a new normal created by a global pandemic.

While the challenges of the past year have shown that the one constant thing is change, the same is true for the affordable housing industry—regulations change; the economy changes; local and national government leaders change; all leading us to work hard to keep up.

And, keep up we will. That is NAHMA's commitment to you. We want you to know you can count on us to bring you the latest and most meaningful news about what is happening on Capitol Hill and in the halls of HUD, Treasury, the IRS, and other agencies as it pertains to COVID-19, the fiscal year 2022, and a number of housing regulations, just to name a few. You can also count on us to continue to provide opportunities for your professional development and education so that you can be ever more productive and confident about what you do.

We need you, not just to keep doing what you are doing wherever you are, but to stay engaged with NAHMA so that we know what keeps you awake at night. We also need you to help us continue to grow. The more members we have, the more strength we have in making our positions matter to those in power.

As you can read in this and every issue of *NAHMA News*, we face constant challenges to the way things are going, even when they are going well. The fiscal year 2022 debates are already underway, and they have significant ramifications to all of our funding programs. Be sure to let your colleagues in the industry who are not NAHMA members know why it is essential that they join now.

Finally, thank you for your continued support of NAHMA and the numerous initiatives we are working on to advance the industry and ultimately improve the quality of life for the families we serve. **NN**

Michael Simmons, NAHP-e, is senior advisor, business development officer & broker of record for Community Realty Management Inc., and serves as NAHMA president.